



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

AUGUST 3, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** Richard Kartes
Location: 53 Apple Creek Lane
Mon. Co. Tax No.: 045.04-1-43.2
Zoning District: R1-18 (Single-Family Residential)
Request: The following area variance is required in order to resubdivide 53 Apple Creek Lane:

Lot R-2

An area variance for an existing detached garage (19.1 ft. x 23.9 ft.; 452.7 sq. ft.), resulting in a total gross floor area of 1494.0 sq. ft. for all existing and proposed accessory structures and attached garages, where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I
- 2. Applicant:** Amerada Hess Corporation
Location: 3860 West Ridge Road
Mon. Co. Tax No.: 073.02-1-47.1
Zoning District: BG (General Business)
Request: An area variance for 14 existing building-mounted signs (includes 2 existing "Hess Express" building-mounted signs of 29.1 sq. ft. each and 12 existing "Hess" text pump signs of 0.61 sq. ft. each), totaling 65.7 sq. ft., instead of the 40.7 sq. ft. total for building-mounted signs granted by the Board of Zoning Appeals on July 14, 1992. Sec. 211-52 B (2) (a) [1]& Sec. 211-52 B (2) (c) [1], Table VII
- 3. Applicant:** Auction Direct USA
Location: 4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-7
Zoning District: BG (General Business)
Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

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NEW BUSINESS:

- 1. Applicant:** Alaimo Enterprises, Ltd.
Location: 195 Emery Run
Mon. Co. Tax No.: 045.02-7-20
Zoning District: R1-12 (Single-Family Residential)
Request: An area variance for an existing rear setback of 32.2 ft., instead of the 40.0 ft. minimum required. Sec. 211-11 D (2), Table I

- 2. Applicant:** James R. Calkins
Location: 3 Kuhn Road
Mon. Co. Tax No.: 034.03-2-53
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow the parking or storage of a single commercial vehicle (one-ton dump truck), where commercial vehicles, including dump trucks, are not permitted to be parked or stored in a residential district. Sec. 211-11 B (3)

- 3. Applicant:** Livia M. Oswald
Location: 105 Stonecliff Drive
Mon. Co. Tax No.: 060.59-2-46 & 060.59-2-59
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 155.0 lin. ft.) to be located in a front yard, where fences in a front yard shall not exceed 4.0 ft. in height and shall be of open construction. Sec 211-46L

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4. **Applicant:** Dominic N. Dalo
 Location: 15 New Hampton Place
 Mon. Co. Tax No.: 058.02-3-10.5
 Zoning District: R1-18 (Single-Family Residential)
 Request: An area variance for a proposed shed (totaling 12.0 ft. x 16.0 ft.; 192.0 sq. ft.), resulting in a total gross floor area of 1179 sq. ft. for all existing and proposed accessory structures, where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I
5. **Applicant:** Wilma Bloss
 Location: 260 Arlidge Drive (a.k.a. 151 El Rancho Drive)
 Mon. Co. Tax No.: 075.10-8-8
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance to allow six (6) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A
6. **Applicant:** Frank J. Carra IV
 Location: 157 Everclay Drive
 Mon. Co. Tax No.: 075.06-3-13
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for an existing 16.0 ft. round, aboveground (temporary) pool to be located 2.9 ft. from a principal structure and 6.0 ft. from an accessory structure, instead of the 10.0 ft. minimum required. Sec. 184-5 A (2)
 b) An area variance for a proposed 15.0 ft. x 30.0 ft. oval, aboveground pool to be located 3.5 ft. from a principal structure, instead of the 10.0 ft. minimum required. Sec. 184-5 A (2)

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- 7. Applicant:** Eric Basset
Location: 65 Shoreway Drive
Mon. Co. Tax No.: 026.03-2-25
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed deck (totaling approximately 1110 sq. ft.) to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only, and for said deck to have a front setback of 99.0 ft. (as measured from the right-of-way line of Shoreway Drive), instead of the 80.0 ft. maximum established by the neighborhood average. Sec. 211-11 D (2), Table I; Sec. 211-11 E (1); Sec. 211-11 E (3)
b) An area variance for a proposed house, following demolition of an existing house, to have a rear setback of 34.6 ft. (measured from the right-of-way of Shoreway Drive), instead of the 56.0 ft. minimum required. Sec. 211-11 D (2), Table I
- 8. Applicant:** Turkish Culture Center
Location: Greece Ridge Center Drive
Mon. Co. Tax No.: 074.18-4-7.113
Zoning District: BG (General Business)
Request: An area variance for a proposed (temporary) outdoor festival where outdoor storage or display shall not impede fire lanes, driveways or parking spaces. Sec. 211-17 C (2) (b); Sec. 211-25 B (2)

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT

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